



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 5, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERI PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK ANGELA CROLLI

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:
Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board.

(3:05)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MARCH 5, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding submission of a Request for Proposal (RFP) from qualified vendors for the supplies and services for planning, design, construction and operation of a professional Bicycle Motocross (BMX) racing facility to be located on approximately 2 acres of vacant land at Ed Fountain Park, 4367 Vegas Drive - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

It is the intention of the City to promote the development of a vacant site (approximately 2 acres in size), located at Ed Fountain Park. In an effort to provide diverse and ongoing recreational outlets for the community, the City is proposing to submit a RFP for a BMX facility. Within the language of the RFP, the City will propose to lease a portion of the property to the selected Developer under terms to be negotiated after the Developer is selected. A Lease Agreement would be brought back to Council for consideration of approval, if an agreement can be reached.

RECOMMENDATION:

Staff recommends approval of submission of a Request for Proposal (RFP)

BACKUP DOCUMENTATION:

Request for Proposal

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation - COUNCILMAN MACK concurred.

CHAIRMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MARCH 5, 2001

Item 1 – Request for Proposal (RFP) for a professional Bicycle Motocross (BM facility

MINUTES – Continued:

DAVID ROARK, Real Estate and Management Asset Manager, stated that staff is requesting to go forward with a Request for Proposal (RFP) from qualified vendors for the development of a professional BMX facility at Ed Fountain Park. There are approximately two acres of underutilized vacant land and the facility would be an added attraction at the park. It can be developed into a worthwhile endeavor both for prospective investors, the City, and the youth of Las Vegas. He requested that staff be allowed to go forward with issuing a request. If such a venture can be negotiated with private investors, staff will bring back an agreement to the City Council.

COUNCILMAN MACK discussed with MR. ROARK that there are not many qualified bidders for this type of operation. There have previously been two BMX tracks at this park operated by volunteers. The City went through the expense of building the track, but unfortunately, the volunteers stopped donating their time. However, this will be a different type of venture in that the bidders will have to be associated with one of the two national BMX organizations. If they do not participate or are not active within those organizations, their proposals will not be accepted.

COUNCILMAN WEEKLY indicated that this is a great idea, especially for this particular area where a group of kids have built a makeshift BMX track in a vacant lot near Michael Way. This facility will give these kids the opportunity to ride their bikes in an appropriate facility and at the same time enhance Ed Fountain Park.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the public hearing by asking for a motion.

(3:05 – 3:09)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MARCH 5, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Mack

Discussion and possible action authorizing staff to market for sale two (2) vacant lots, identified as Parcel Numbers 138-08-801-006 and -007, both approximately 2.11 acres, located on the north side of Cheyenne Avenue, between Durango Drive and El Capitan Way - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

These are vacant parcels of land the City has no current or future plans to develop. The land has been vacant for decades and has the potential to be marketed for commercial use. The lots are currently zoned U-Undeveloped Land District. The northwest golf course will be located just north of the parcels.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation - COUNCILMAN MACK concurred.

CHAIRMAN MACK declared the Public Hearing open.

DAVID ROARK, Real Estate and Management Asset Manager, explained that there are vacant City parcels of land south of the proposed golf course, on the north side of Cheyenne Avenue. The land has the potential to be marketed for commercial use.

COUNCILMAN MACK asked what the price would be per acre. MR. ROARK replied that staff has an appraisal price for 4.75 acres of over 3.2 million dollars. However, staff needs to go back

REAL ESTATE COMMITTEE MEETING OF MARCH 5, 2001

Item 2 – Parcel Numbers 138-08-801-006 and 007, Cheyenne Avenue, between Durango Drive and El Capitan Way

MINUTES – Continued:

and survey how much, if any, the water reclamation center roadway will encroach on this property. Additional internal discussions will have to be held to see if any such roadways could be moved.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the public hearing by asking for a motion.

(3:09 – 3:11)

1-127

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 5, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations for a lease agreement with the Urban Chamber of Commerce for 1,600 square feet of retail space in the City-owned portion of Nucleus Plaza, located at 1048 West Owens Avenue - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Urban Chamber of Commerce, formally the Nevada Black Chamber of Commerce, has occupied 1,600 square feet of retail space at Nucleus Plaza since January 1, 1980. They currently conduct their non-profit venture, which supports and encourages the local business community emphasizing African-American owned business. Their current lease agreement is expiring and they were sent a notice of such. They have written back, indicating they would like a new agreement.

RECOMMENDATION:

Staff recommends approval to enter into negotiations

BACKUP DOCUMENTATION:

Site map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation - COUNCILMAN MACK concurred.

CHAIRMAN MACK declared the Public Hearing open.

DAVID ROARK, Real Estate and Management Asset Manager, noted that the Urban Chamber of Commerce has been at this location since 1980. Their current lease agreement is expiring and they would like a new agreement. He requested authorization for staff to enter into negotiations to renew this lease.

REAL ESTATE COMMITTEE MEETING OF MARCH 5, 2001

Item 3 – Urban Chamber of Commerce lease agreement – 10048 West Owens Avenue

MINUTES – Continued:

COUNCILMAN WEEKLY stated that he had a meeting with the Urban Chamber of Commerce and they understand that even if the lease renewal is approved, they would start looking for a future site elsewhere.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the public hearing by asking for a motion.

(3:11 – 3:13)

1-196

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 7, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding (MOU) between the City of Las Vegas and Peccole Little League, a non-profit organization, for allowing the construction, maintenance, and operation of a batting cage located at Rainbow Family Park, 7151 West Oakey Boulevard - Ward 1 (M. McDonald)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Peccole Little League (PLL) has approached the Departments of Field Operations and Leisure Services for permission to construct and operate a batting cage at Rainbow Family Park. PLL presently has premission for programming of the little league baseball games located at the park. The attached MOU puts in writing an agreement allowing for the construction of a batting cage at the park, along with terms outlining the responsibility of maintaining and operating the cage.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU
2. Site map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with no recommendation - COUNCILMAN MACK concurred.

CHAIRMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MARCH 5, 2001

Item 4 – Memorandum of Understanding between the City of Las Vegas and Peccole Little League – Rainbow Family Park

MINUTES – Continued:

DAVID ROARK, Real Estate and Management Asset Manager, stated that the City Manager's office instructed him to come up with an agreement with the Peccole Little League that would be beneficial and satisfactory for both the City and the league. The agreement allows the association to build a batting cage at Rainbow Family Park. The City will take possession of the cage itself, as a fixed asset upon the property. Peccole Little League will be responsible for maintaining and operating the cage, as well as its safety factors. They will be required to provide the City indemnity and a million dollars of insurance coverage. The Peccole Little League has already signed off on three original copies of the agreement and provided their disclosure statements. He requested that the Memorandum of Understanding (MOU) go forward.

COUNCILMAN WEEKLY moved to forward the item to the City Council with no recommendation for discussion because this particular item has been highly discussed publicly.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the public hearing by asking for a motion.

(3:13 – 3:14)

1-235

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 5, 2001

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

COUNCILMAN MACK recognized ANITA BENNET, a student at UNLV, who was present to observe the Real Estate Committee meeting as a class assignment.

(3:14 – 3:15)

1-319

MEETING ADJOURNED AT 3:15 P.M.